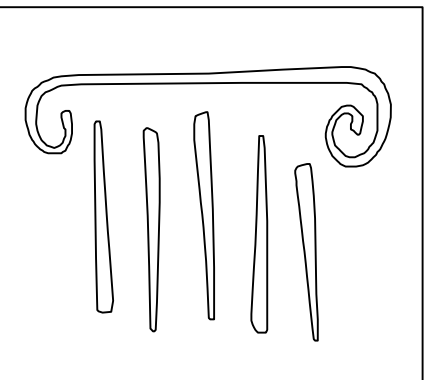


RUSSO RESIDENCE

CARRIAGE HOUSE

Pitt Street, Portland, Maine



PORT CITY
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LEGEND

- DETAIL NUMBER
- SHEET WHERE DETAIL IS DRAWN
- SHEET WHERE DETAIL IS TAKEN
- INDICATES BUILDING SECTION OR BUILDING ELEVATION
- BUILDING SECTION LETTER
- SHEET WHERE BUILDING SECTION IS DRAWN
- SHEET WHERE BUILDING SECTION IS TAKEN
- INTERIOR ELEVATION NUMBER
- SHEET WHERE ELEVATION IS DRAWN
- LIMIT OF WORK
- EXISTING WALL TO BE REMOVED
- EXISTING WALL
- WALL
- ROOM NAME AND NUMBER
- KEY NOTE
- DOOR NUMBER
- COLUMN GRID LINE
- ELEVATION TARGET
- WALL TYPE
- WINDOW TYPE

GENERAL NOTES

1. ALL MATERIALS, COMPONENTS, AND WORK ARE NEW AND SHALL BE PROVIDED IN THIS CONTRACT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.
2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL STATE, NATIONAL AND OTHER CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT.
3. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC. TO OBTAIN A COMPLETE JOB TO INDUSTRY STANDARD IN A PROFESSIONAL WORKMANLIKE MANNER.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCY(IES) IMMEDIATELY TO THE ARCHITECT.
5. AT THE END OF EACH WORKING DAY, THE CONSTRUCTION SITE SHALL BE LEFT IN A NEAT AND CLEAN MANNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS WHICH ARE REQUIRED FOR THE SATISFACTORY COMPLETION OF THE WORK AND FOR PAYING ALL FEES, HOOK UP CHARGES, ETC. (STATE FIRE MARSHAL PERMIT BY OWNER.)
7. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER FOR THE SEQUENCE AND TIMING OF OPERATIONS PRIOR TO COMMENCING WORK. AREAS FOR STAGING ETC. MUST BE APPROVED BY THE OWNER.
8. THE CONTRACTOR SHALL DISPOSE OF AND / OR RECYCLE ANY CONSTRUCTION DEBRIS FROM THE PROJECT SITE AS REQUIRED BY THE STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DISPOSAL PERMITS WHICH ARE REQUIRED. CONSTRUCTION DEBRIS FROM THE PROJECT SITE SHALL BE IMPOSED OF IN A STATE APPROVED LANDFILL.
9. ROOM NUMBERS ON THE DRAWING ARE FOR COORDINATION PURPOSES AND DO NOT NECESSARILY CORRESPOND TO ACTUAL ROOM NUMBERS.
10. DUTY OF COOPERATION: RELEASE OF THESE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, THE CONTRACTOR, THE ARCHITECT AND HIS CONSULTANTS. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. FAILURE TO NOTIFY THE OWNER COMPOUNDS MISUNDERSTANDING AND MAY INCREASE CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE OWNER SHALL RELIEVE THE OWNER AND THE ARCHITECT FROM RESPONSIBILITY FROM ALL COSTS.
11. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.
12. ALL MATERIALS AND WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE DATE OF FINAL PAYMENT.
13. ALL DOOR HANDLES TO BE ADA COMPLIANT LEVER HANDLES.
14. COORDINATE ALL MECHANICAL & ELECTRICAL DEVICES SO THEY DO NOT CONFLICT W/ ARCHITECTURAL FEATURES.

DEMOLITION NOTES

TYPICAL ABBREVIATIONS

4	AND	EWC	ELECTRIC WATER COOLER	NAT	NATURAL
ANG	ANGLE	EXH	EXHAUST	NIC	NOT IN CONTRACT
9	AT	EXIST	EXISTING	#	NUMBER
ADA	AMERICAN DISABILITIES ACT	EXP	EXPANSION	NTS	NOT TO SCALE
ADJ	ADJUST OR ADJACENT	EXT	EXTERIOR	OC	ON CENTER
AFF	ABOVE FINISH FLOOR	FBO	FURNISHED BY OWNER	OH	OVER HEAD
ALUM	ALUMINUM	FDN	FOUNDATION	PAR	PARALLEL
ARCH	ARCHITECT OR ARCHITECTURAL	FF	FINISH FLOOR	P/C	PRECAST CONCRETE
AVG	AVERAGE	FFE	FINISH FLOOR ELEVATION	PERF	PREFORATED
BD	BOARD	FIN	FINISH	PERP	PERPENDICULAR
BLDG	BUILDING	FIXT	FIXTURE	PL	PLATE
BLKG	BLOCKING	FLG	FLOORING	P-LAM	PLASTIC LAMINATE
BM	BEAM	FLR	FLOOR	PL&S	PLASTER
BO	BOTTOM OF CENTER LINE	FLUOR	FLUORESCENT	PLBG	PLUMBING
C	CENTER LINE	FT	FOOT or FEET	S	SOUTH
CAB	CABINET	GA	GAUGE	9AT	SUSPENDED ACOUSTICAL TILE
CLG	CEILING	GALV	GALVANIZED	9CHED	SCHEDULE
CLR	CLEAR	GC	GENERAL CONTRACTOR	9D	STORM DRAIN
CMU	CONCRETE MASONRY UNIT	GL	GLASS	9ECT	SECTION
CNTR	COUNTER	GWB	GYPSUM WALL BOARD	9F	SQUARE FEET
COL	COLUMN	HGT	HEIGHT	9IM	SIMILAR
CONC	CONCRETE	HM	HOLLOW METAL	9P	SHELL PACKAGE
CONT	CONTINUOUS	HORIZ	HORIZONTAL	9PEC	SPECIFICATIONS
COORD	COORDINATE	HR	HOUR	9S	STAINLESS STEEL
COR	CORNER	HVAC	HEATING, VENTILATION & AIR CONDITION	9Q	SQUARE
CPT	CARPET	IBC	INSTALLED BY CONTRACTOR	9TD	STANDARD
CW	COLD WATER	IN	INCHES	9TL	STEEL
DBL	DOUBLE	INSUL	INSULATION	9TRJC	STRUCTURAL
DEG	DEGREE	INT	INTERIOR	9USP	SUSPENDED
DHW	DOMESTIC HOT WATER	JT	JOINT	9YMM	SYMMETRICAL
DIA	DIAMETER	LAM	LAMINATED	T	THERMOSTAT
DIM	DIMENSION	LB	POUNDS	T & B	TOP AND BOTTOM
DN	DOWN	LF	LINEAR FEET	TEL	TELEPHONE
DR	DOOR	LL	LIVE LOAD	TGL	TEMPERED GLASS
D6	DOWN SPOUT	LWC	LIGHT WEIGHT CONCRETE	THICK	THICKNESS
DW	DISH WASHER	MAX	MAXIMUM	TI	TENANT IMPROVEMENTS
DWG	DRAWING	MECH	MECHANICAL	T.O.	TOP OF
E	EAST	MFG	MANUFACTURE	TOJ	TOP OF JOIST
EA	EACH	MH	MAN HOLE	TOS	TOP OF STEEL
EJ	EXPANSION JOINT	MIL	MILLIMETER	TYP	TYPICAL
ELEC	ELECTRIC	MIN	MINIMUM	UL	UNDERWRITERS LABORATORIES, INC
ELEV	ELEVATION	MSB	MAIN SWITCH BOARD	UNO	UNLESS NOTED OTHERWISE
EMP	EMPLOYEE	MTD	MOUNTED	VB	VINYL BASE
ENCL	ENCLOSE	MTL	METAL	VCT	VERTICAL
ENT	ENTRY or ENTRANCE	MW	MICROWAVE	VERT	VINYL COMPOSITE TILE
EQ	EQUAL	N	NORTH	VIF	VERIFY IN FIELD
EQUIP	EQUIPMENT	N/A	NOT APPLICABLE	W	WIDE or WEST
				WD	WOOD
				WC	WATER COOLER
				W	WITH
				W/O	WITHOUT
				X	EXISTING

LIST OF DRAWINGS

- T1 TITLE SHEET -INCLUDED
- A0.1 SITE PLAN
- A1.1 FIRST FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS
- A3.0 LONG SECTION
- A3.1 SHORT SECTION
- A4.0 DETAILS

CONSULTANTS:

RUSSO CARRIAGE HOUSE

Pitt Street
Portland, Maine

DATE DESCRIPTION

REVISIONS

Date Issued: NOVEMBER 28, 2007

Project Number: 06-015

Drawing Scale: TITLE SHEET

SHEET NAME

TITLE SHEET

Drawn By:

EC

Checked By:

ACH

T1.1